

SNAPSHOT of HOME Program Performance--As of 12/31/09
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): **Hudson County Consortium**

State: **NJ**

PJ's Total HOME Allocation Received: **\$59,791,097**

PJ's Size Grouping*: **A**

PJ Since (FY): **1992**

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	A	Overall
Program Progress:			PJs in State: 27				
% of Funds Committed	95.10 %	96.56 %	17	96.45 %	36	35	
% of Funds Disbursed	87.16 %	86.43 %	17	87.93 %	42	37	
Leveraging Ratio for Rental Activities	3.32	5.03	19	4.73	33	39	
% of Completed Rental Disbursements to All Rental Commitments***	77.51 %	84.74 %	23	83.38 %	24	19	
% of Completed CHDO Disbursements to All CHDO Reservations***	62.67 %	64.68 %	17	70.15 %	27	29	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	82.64 %	83.27 %	17	80.67 %	55	47	
% of 0-30% AMI Renters to All Renters***	35.00 %	44.73 %	21	45.30 %	22	30	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	100.00 %	96.41 %	1	95.32 %	100	100	
Overall Ranking:			In State:	19 / 27	Nationally:	27 35	
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$28,700	\$27,754		\$26,635	1,060 Units	77.90 %	
Homebuyer Unit	\$28,457	\$16,833		\$14,938	89 Units	6.50 %	
Homeowner-Rehab Unit	\$17,833	\$15,615		\$20,675	212 Units	15.60 %	
TBRA Unit	\$0	\$8,313		\$3,216	0 Units	0.00 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (55 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (202 PJs)

C = PJ's Annual Allocation is less than \$1 million (295 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Hudson County Consortium NJ

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$88,788	\$98,140	\$19,815
State:*	\$106,840	\$96,519	\$17,329
National:**	\$95,185	\$74,993	\$23,434

CHDO Operating Expenses:
(% of allocation)

PJ: 0.3 %
National Avg: 1.1 %

R.S. Means Cost Index: 1.11

	Rental %	Homebuyer %	Homeowner %	TBRA %		Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:					HOUSEHOLD TYPE:				
White:	27.5	24.7	63.2	0.0	Single/Non-Elderly:	19.7	31.5	11.8	0.0
Black/African American:	9.4	5.6	2.8	0.0	Elderly:	41.5	3.4	43.9	0.0
Asian:	0.5	0.0	0.5	0.0	Related/Single Parent:	25.6	22.5	14.6	0.0
American Indian/Alaska Native:	0.1	1.1	0.0	0.0	Related/Two Parent:	10.8	33.7	20.8	0.0
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0	Other:	2.4	9.0	6.6	0.0
American Indian/Alaska Native and White:	1.2	0.0	0.0	0.0					
Asian and White:	0.0	0.0	0.0	0.0					
Black/African American and White:	0.0	0.0	0.0	0.0					
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0					
Other Multi Racial:	0.0	0.0	0.0	0.0					
Asian/Pacific Islander:	1.6	0.0	0.5	0.0					
ETHNICITY:									
Hispanic	59.6	68.5	33.0	0.0					
HOUSEHOLD SIZE:					SUPPLEMENTAL RENTAL ASSISTANCE:				
1 Person:	43.7	27.0	38.7	0.0	Section 8:	23.8	1.1 [#]		
2 Persons:	30.6	19.1	26.9	0.0	HOME TBRA:	0.1			
3 Persons:	15.6	22.5	14.6	0.0	Other:	6.2			
4 Persons:	7.5	18.0	10.4	0.0	No Assistance:	69.9			
5 Persons:	2.5	11.2	7.5	0.0					
6 Persons:	0.2	2.2	1.9	0.0					
7 Persons:	0.0	0.0	0.0	0.0					
8 or more Persons:	0.0	0.0	0.0	0.0	# of Section 504 Compliant Units / Completed Units Since 2001			0	

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



— HOME PROGRAM —
SNAPSHOT WORKSHEET - RED FLAG INDICATORS
 Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Hudson County Consortium

State: NJ

Group Rank: 27
 (Percentile)

State Rank: 19 / 27 PJs

Overall Rank: 35
 (Percentile)

Summary: 0 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 76.20%	77.51	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 50.90%	62.67	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	82.64	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 90.88%	100	
"ALLOCATION-YEARS" NOT DISBURSED***		> 2.550	1.87	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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